



**TO LET**

**RETAIL UNIT**

**Ground Floor Sales 5,181 sq.ft. (481.35 sq.m.)**

21-25 Williamson Square, Liverpool L1 1PW

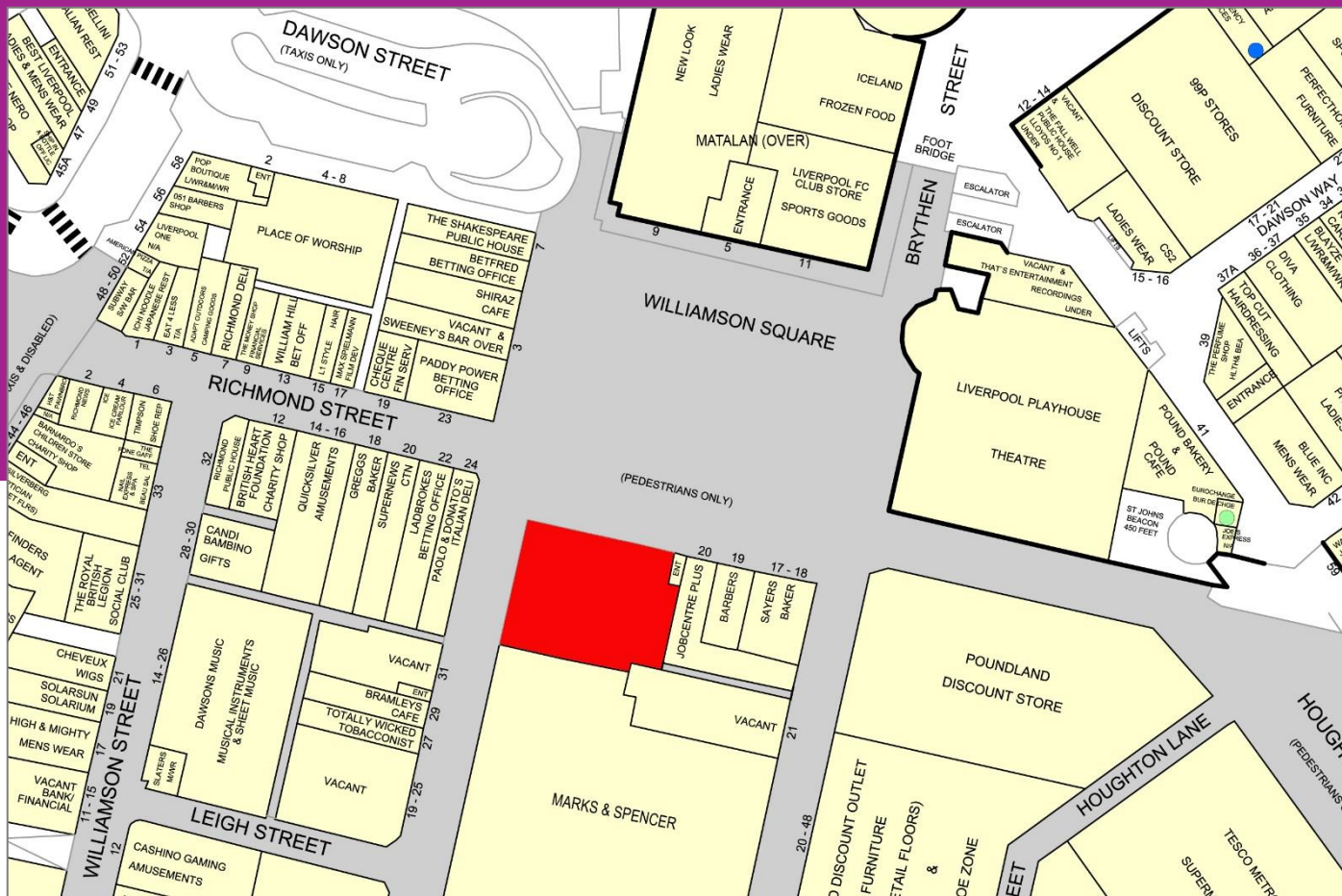
- Prominent Williamson Square location
- Landmark building
- Extensive accommodation
- Prime retail destination
- Close to church Street, St John's Shopping Centre Marks & Spencer, TK Maxx and Matalan
- Development provides quality modern retail/restaurant/office accommodation

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# 21-25 Williamson Square, Liverpool L1 1PW



## Areas

Internal width	25.00 m	88'07"
Shop depth	21.00 m	68'11"
Ground Floor Sales	481.35 m <sup>2</sup>	5,181 ft <sup>2</sup>
Basement Sales/Ancillary	412.21 m <sup>2</sup>	4,437 ft <sup>2</sup>
First Floor Sales/Ancillary	467.50 m <sup>2</sup>	5,032 ft <sup>2</sup>
Second Floor Sales/Ancillary	471.90 m <sup>2</sup>	5,080 ft <sup>2</sup>
<i>Premises capable of sub-division - further details on request</i>		

## Tenure

Available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Rent

On application

## Planning

The premises benefit from A1/A2/A3/B1 planning consents

## Rates

To be assessed

## Code for Leasing Business Premises

Please be aware of the RICS Code for Leasing Business Premises which can be found on

[https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing\\_ps-version\\_feb-2020.pdf](https://www.rics.org/globalassets/rics-website/media/upholding-professional-standards/sector-standards/real-estate/code-for-leasing_ps-version_feb-2020.pdf)

We recommend you obtain professional advice if you are not represented

## EPC

An Energy Performance Certificate has been commissioned and will be available for inspection shortly.

## Legal Costs

Each party to be responsible for their own legal costs.

**Agents Note: Under Money Laundering Regulations, we are obliged to verify the identity of a proposed purchaser/tenant once a sale/letting has been agreed and prior to instructing solicitors. This is to help combat fraud and money laundering and the requirements are contained in statute. A letter will be sent to the proposed purchaser/tenant once the terms have been agreed.**

## Viewing

Strictly through the agent:

Andy Moore

t. 0151 242 3152

m. 07917 422348

e. [andy.moore@masonowen.com](mailto:andy.moore@masonowen.com)

Or via our joint agents Brassington Rowan

John Birtwistle

t. 0113 383 3758